

Meeting Minutes

REGULAR MEETING OF THE CITY OF ALAMEDA HISTORICAL ADVISORY BOARD THURSDAY, MAY 6, 2010

1. CONVENE:
2. ROLL CALL: Present: Chair Owens, Vice Chair Vice Chair Rauk (left early),
Board Members Hoffman, Irons, and Lynch.
Staff present: Mr. Biggs, Planning Services Manager
3. MINUTES: Meeting of March 4, 2010
Meeting of April 1, 2010

The Board requested that staff members be identified, as well as first names of public speakers be included in future meeting minutes. On a motion by Irons, seconded by Vice Chair Rauk, the Board voted 5-0 to approve the minutes as amended.

4. AGENDA CHANGES AND DISCUSSIONS:

None.

5. ORAL COMMUNICATIONS:

Ms. Nancy Hird, Alameda Architectural Preservation Society President, presented the Board with invitations Annual Alameda Architectural Preservation Society Preservation Awards, to be held on Thursday May 13, 2010.

6. WRITTEN COMMUNICATIONS:

None.

7. REGULAR AGENDA ITEMS:

7-A Historic Preservation Ordinance Workshop

Mr. Chris Buckley, Alameda Architectural Preservation Society member, discussed the Alameda Architectural Preservation Society's comments submitted to the Board on February 13, 2010 and March 2, 2010 that address the latest Draft Historic Preservation Ordinance.

Board Member Lynch asked whether the City Attorney had an opportunity to review the Draft Ordinance.

Mr. Biggs responded that this had not occurred due to time constraints.

Chair Owens asked whether other staff members had been able to review the Draft.

Mr. Biggs responded that this had not occurred as most of the Planning staff were out during the last week due to vacations and need to be out of the office.

Chair Owens outlined and explained the major changes in the current ordinance Draft.

Vice Chair Rauk commended the current draft for its clarity and process flow. She suggested that a “replacement-in-kind” be excluded from the definition of *major design review* on page 4, as well as from the *demolition* definition on page 7. On page 23, she suggested that “major alteration” be deleted from the text. On page 25, she pointed out that the Certificate of Approval is not required for a pre-1942 structure, which is a requirement of the current ordinance.

Board Member Lynch asked how the ordinance can be structured to amend the duties for the Building Official for instances when he or she would be called upon to evaluate the structural integrity of a building.

Mr. Biggs explained that the draft ordinance should include any changes to the duties of a Building Official, even if the proposed changes would amend different sections of the Municipal Code.

Board Member Lynch requested that the Building Official, Greg McFann, be presented with the Draft and that he possibly attend the next subcommittee meeting to discuss the proposed changes.

Mr. Biggs stated he would facilitate that effort and that he would continue to place the Draft on the future agendas to keep the update moving forward.

Chair Owens asked the Board whether the prohibition of developing a site after a historic resource had been illegally altered, destroyed, or moved should be limited to 5 or 10 years. Vice Chair Rauk and Board Member Hoffman stated that 5 years was a sufficient time span to prohibit additional development on a site.

Board Member Lynch asked for clarification on the process of placing a deed restriction on a property.

Mr. Biggs explained that staff drafts a deed restriction for the specific property and then the applicant would record this restriction with the County of Alameda Recorder’s office.

Board Member Hoffman suggested that the Draft ordinance be sent to the Board of Realtors in Alameda so that their comments could be addressed sooner than later.

Board Member Lynch supported this idea. She also suggested that the Business Associations should be included.

Mr. Biggs also suggested including the City of Alameda Customer Service Improvement Committee so that their review and comments could be provided and considered.

Board Member Lynch asked that the City Attorney provide legal advice whether the Ordinance can include language that would allow the City to ban contractors from working in Alameda.

Board Members Lynch and Hoffman suggested that the Ordinance include a section that would require penalties should work on the project for which enforcement action was taken was not progressing.

Board Member Hoffman requested some history of those projects that are frequently referred to as a “poster child” for demolition gone too far.

Board Member Lynch volunteered to brief him.

Chair Owens asked how the subcommittee members can receive comments from other board members.

Mr. Biggs requested that all comments be sent to him, so that he can forward them to the subcommittee members and maintain compliance with Brown Act.

8. BOARD COMMUNICATIONS:

Board Member Lynch provided her fellow Board Members with a card that included a reprint of a mural located in the single officers meal facilities at the former Alameda Naval Air Station and the Christmas dinner menu from the 1940's

9. STAFF COMMUNICATIONS:

Staff noted that an application for a Certificate of Approval to allow demolition of the large warehouse structures on the site commonly referred to as the “Collins Property”, located at the corner of Oak Street and Clement Avenue, would be coming before the Board for consideration at some point in the future.

10. ADJOURNMENT:

On a motion by Hoffman, seconded by Rauk, the Board voted 5-0 to adjourn the meeting at 8:31.